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Promoting Quality Affordable Housing and Community
Development Throughout San Diego County

March 5, 2010

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Ms. Lara Gates
City Planning and Community Investment
202 C Street, MS 4A
San Diego, CA 92101

Re: Barrio Logan Community Plan Update

Dear Lara:

Thank you for the opportunity to comment on the Barrio Logan Community Plan Goals and Policies. As requested, our comments are directed to some specific principles that we hope to see incorporated into the final Plan's implementation, rather than commenting on the specific goals and policies that have been circulated for comment. We cannot comment on whether these documents are consistent with the community input received over the last year and a half.

We would be remiss if we didn't acknowledge the outstanding work done by the community stakeholders, the Plan consultants, and City staff in developing the draft document. It is comprehensive, addresses the realities and cultural values of current residents, and reflects goals and policies conducive to creating a model sustainable community. Our greater concerns have to do with the Plan's implementation and how these goals and policies will be achieved given current land uses, community demographics, and financial resources.


Several principles that we believe will be important as you go forward with the Community Plan's development include:

- § Upzoning that is done as a result of the Update will result in increased land values. There should be a mechanism for capturing at least a portion of the increased value in order to finance other components of the community revitalization that the Plan suggests. Profits to landowners from upzoning should be capped in order to realize a *community* benefit.
- § The City of San Diego has previously designated particular areas for higher inclusionary housing requirements (e.g. 20% in the Future Urbanizing Area). Barrio Logan should be treated similarly. A 10% inclusionary requirement for affordable housing is inadequate to achieve the Plan's goals, particularly as they relate to the creation of single family homes in the Barrio.
- § The draft Goals and Policies call for a mix of housing types and several are suggested in the Land Use Element policies. This mix should reflect resident incomes and what they can and will be able to afford. Furthermore, given increasing emphasis on jobs-housing fit and greenhouse gas reduction, residential development should be affordable to those who work (or will work) in the community or nearby. As you know, this drives both density requirements and the rental/ownership mix.

§ The consultant's affordable housing analysis provides important information in regard to density and other land use issues. We support these conclusions. It is unlikely that affordable homes can be constructed without very, very significant subsidies and relaxed parking standards. To our knowledge, there is no current source for such subsidies or the operating subsidies that would be required for homes for those at the lowest income levels. Residential densities in Barrio Logan should be at least 30 units per acre (if not more) to be feasible.

We applaud your work and will follow the continued development of the Barrio Logan Community Plan Update. Please consider the San Diego Housing Federation a resource that is available to you and the stakeholders as you continue to refine the Plan.

Sincerely,

A handwritten signature in dark ink, appearing to read "Tom Scott", with a stylized flourish at the end.

Tom Scott
Executive Director